

MORMUGAO PLANNING & DEVELOPMENT AUTHORITY


"Commerce Centre", 11nd Floor,
Vasco da Gama, Goa

Ref.No.MPDA/1-S-363/2021-22/1779

Date: 25th Feb., 2022

CERTIFICATE

(See Regulation 6/7 of PDA (Dev.Plan) Regulation 1984)

1. Development Permission issued vide Order No.MPDA/1-S-363/2018-19/1260 dated 10/01/2018 in the land situated Vasco City in Mormugao Taluka bearing Chalta No.51-A of P.T.Sheet No.116 at Vasco da Gama.
 2. Completion Certificate issued on 02/12/2021 by Registered Architect Mr. Nilesh Salkar, Regn.No.AR/0104/2011.
 3. Completion of Development checked on 04/02/2022 by Mr. Marcos Fernandes, Architectural Assistant.
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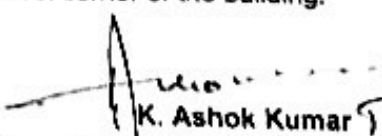
(Marcos Fernandes)
Architectural Asstt.
4. Infrastructure Tax is paid vide Challan No.2018-19/126 dated 04/01/2019 for an amount of Rs.3,18,143/- (Rupees three lakhs eighteen thousand one hundred and forty-three only) and vide Challan No.2018-19/129 dated 09/01/2019 for an amount of Rs.34,077/- (Rupees thirty-four thousand and Seventy-seven only).
 5. This Certificate is issued with the following conditions:
 - a) Your development has been checked and found completed;
 - b) Completion Certificate is issued for Shops/Multi-family dwelling, i.e.:-

Ground Floor	...	Stilt Parking & Shop (1 No.);
1 st Floor	...	2 BHK (4 Nos.);
2 nd Floor	...	2 BHK (4 Nos.);
3 rd Floor	...	2 BHK (4 Nos.);
4 th Floor	...	2 BHK (4 Nos.);
 6. The use of buildings should be strictly as per approval.
 7. All parking spaces/garages if any, should be used for parking of vehicles only and should not be converted for any other use.
 8. No attachments/alteration to the building shall be carried out and the building shall not be occupied unless the Occupancy Certificate obtained from the concerned Village Panchayat/Municipality on presentation of this Order.
 9. This Certificate is issued based on the parameters of setbacks, height of the building, coverage, F.A.R. and parking requirements only. The internal details/changes, Sanitary requirement, etc. shall be seen by the Municipality/Panchayat before issuing Occupancy Certificate.

10. As regards to the validity of Conversion Sanad, renewal of license, the same shall be confirmed by the Village Panchayat/Municipality before issuing Occupancy Certificate.
11. The Completion Certificate issued is from the planning point of view only as regards to Structural Stability and safety of all, concerned Owner and his Engineer shall be solely responsible and the Member Secretary and his Officials are indemnified and kept indemnified forever against any civil and or criminal liabilities and for any kind of liability, whatsoever, in the event of any untoward incidents or structural failure/collapse. This will hold good (and will be valid) even in case some of any prescribed documents inadvertently are not on records (not received by the Authority or wrongly submitted by the Applicant/Applicant's Representative).
12. Naval NOC for height clearance obtained under Ref.No.48/210/1/2020/125 dated 03/03/2021.
13. Structural Stability Certificate issued on 02/12/2021 by Mr. Abhijeet D. Salkar Reg.No.SE/0041/2011.
14. The Applicant has obtained Conversion Sanad Sanad obtained vide Reg.No.AC-II/MOR/56/CONV/79/2018/10068 dated 30/08/2019.
15. Clearance from the Directorate of Fire and Emergency Services before issue of Occupancy Certificate shall be obtained.
16. As regards complaints pertaining to encroachments, Judicial Orders/directives and other legal issues, the same may be verified and confirmed by the concerned Village Panchayat/Municipality shall be obtained.
17. No openings are allowed on the dead walls on the North-West corner of the building.

To,
✓ Mrs Susheela Homes & Properties Pvt.Ltd.,
5th Floor, Susheela Building,
F. L. Gomes Road,
Vasco da Gama.




K. Ashok Kumar
MEMBER SECRETARY

Copies to: (a) The Chief Officer, Mormugao Municipal Council, Mormugao-Goa.
(b) Office Copy
(c) Guard file